

Key Strategies of Gardner's Community Development Plan

- The plan encompasses goals and policies that are representative of the community's desires for the future. It recognizes the numerous plans, projects and studies that are underway or pending, and it anticipates that the plan will be reviewed and potentially revised annually when significant land use changes occur within the planning area.
- The plan promotes development in defined growth areas based on fiscally responsible utility, infrastructure, and annexation plans and policies. By coordinating public and private investments, new urban development can be anticipated to occur in areas most easily served by public facilities and services. Future growth and development can be scheduled in concert with planned infrastructure improvements.
- The plan defines the limits of urban growth for the planning period.
- The plan directs new residential development to the north and west of Downtown rather than to the east of Interstate 35 Highway.
- The plan strives to preserve and enhance Downtown Gardner as the primary commercial / civic hub and activity center of the community.
- The plan is based on preserving the land areas east of Interstate 35 and south of New Century AirCenter for future employment, industrial, office, and other non-residential land uses that are compatible to the airport and the near-by interstate transportation system.
- The plan proposes areas of commercial development that provide for neighborhood, community and regional commercial and retail development to meet the community's needs through the planning period.
- The plan encourages commercial development to occur in "nodes" and avoid continuous lineal commercial development along the City's street corridors.
- The plan strives to improve the overall image of the community with development standards for new development and enhancement of the community's existing commercial and retail areas.
- The plan encourages the development of neighborhoods in a range of densities to provide a sense of community, and to complement and preserve natural features in the area.
- The plan seeks compatible densities and housing types in neighborhoods by providing appropriate transitions between low-density residential land uses and more intensive residential developments and non-residential development.
- The plan recommends the protection and preservation of the floodplains and riparian ways throughout the planning area. These resources often are a constraint to urban development.
- The plan encourages the conservation of sensitive natural and environmental features and discourages development that would result in costly public improvement projects.

Community Development Plan

City of Gardner, Kansas

Plan Overview

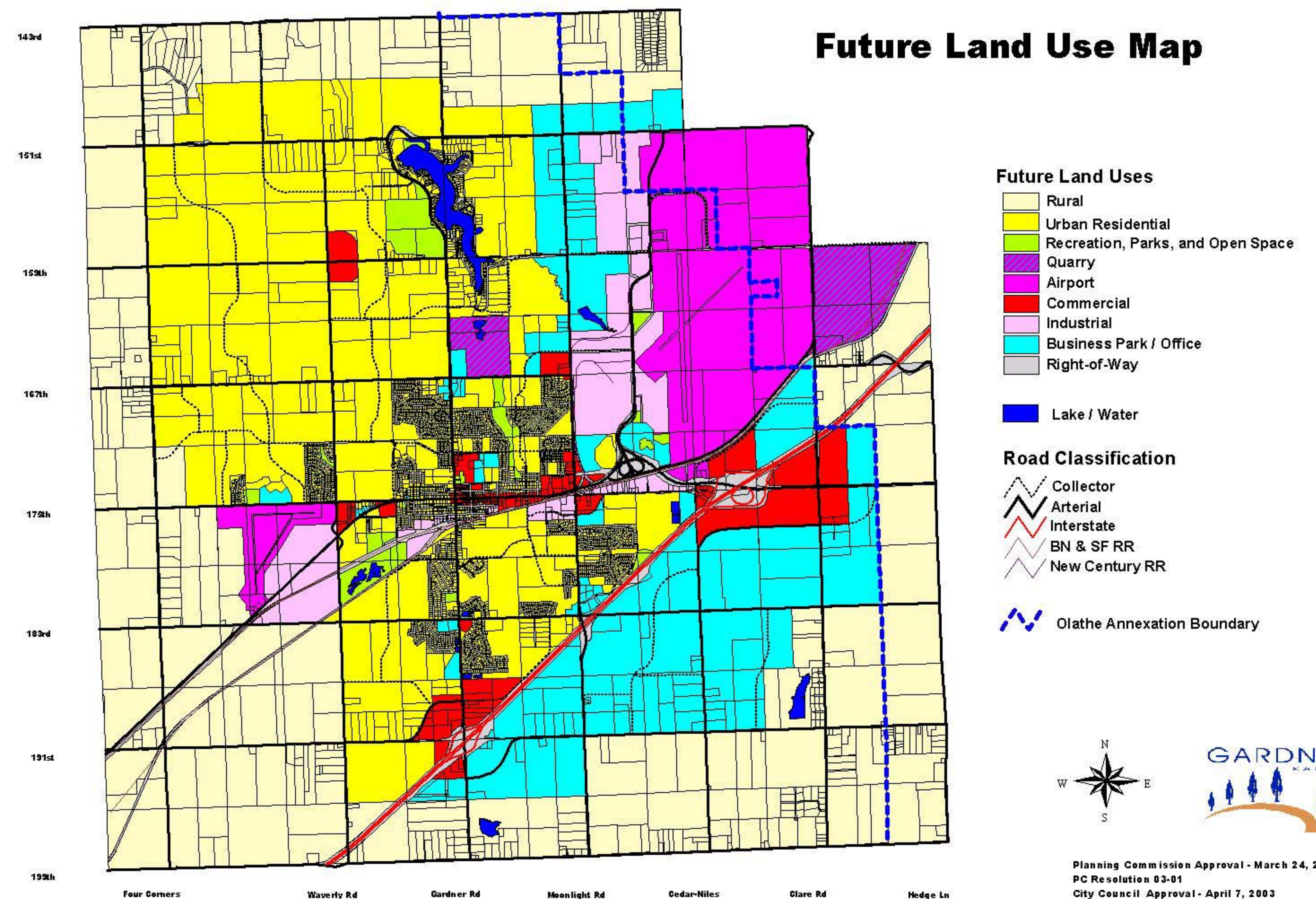
The Community Development Plan for the City of Gardner is a policy guide that describes in its text and displays in its graphics the city's vision for directing future land development. It identifies which areas to be utilized for residential, commercial, industrial, open space and public land use activities. The plan also recognizes interrelationships between various land use areas, and the types of projects and improvements desirable within each area.

Why does the City have a Community Development Plan?

A development plan expresses the city's desires about the future image of the community and how it should develop. The plan provides the foundation and framework for making physical development and policy decisions in the future. The adopted plan also provides a legal basis for some regulations and policies regarding growth and development. K.S.A. 12-747 establishes the statutory basis on which a community may adopt such a plan.

The Community Development Plan is used as a source of information on a variety of land use topics. The most significant role of the plan is as a policy guide that identifies the city's goals for directing future land development. It is used as a policy guide that identifies the community's goals for directing future land use decisions. The plan is also used by property owners to identify where and how development should occur; by residents to understand what the city and county anticipates for future land uses within the community; and by the city, county and other public agencies to plan for future improvements to serve the growing population of the community.

Specifically, the city uses the community development plan to evaluate development proposals; to coordinate development at the fringes of the community; to form the foundation for specific area plans and other studies; and to project future service and facilities needs.



Planning Commission Approval - March 24, 2003
PC Resolution 03-01
City Council Approval - April 7, 2003
Ordinance 2056